



June 15, 2004 CPC
September 21, 2004 CPC

STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

04SN0219

Ironbridge Boulevard, LLC

Bermuda Magisterial District
Ecoff Elementary, Carver Middle and Bird High School Attendance Zones
Northwest Quadrant of Ironbridge Parkway and Ironbridge Boulevard

REQUEST: Rezoning from Neighborhood Business (C-2) and Corporate Office (O-2) to Residential Townhouse (R-TH).

PROPOSED LAND USE:

A residential townhouse development with a maximum of 150 units is proposed.

RECOMMENDATION

The applicant has requested a deferral to the Commission's October 19, 2004, public hearing. The applicant is continuing to work with area citizens and the Bermuda District Planning Commissioner to address compatibility issues. A deferral to the October 2004 Planning Commission meeting would require the submission of any revisions no later than September 20, 2004. If this deadline cannot be met, a longer deferral may be appropriate.

CASE HISTORY

Planning Commission Meeting (6/15/04):

At the request of the applicant the Commission deferred the request until their September 21, 2004, public hearing.

Staff (6/16/04):

The applicant was advised in writing that any significant new or revised information must be received no later than July 19, 2004, for consideration at the Commission's September 21, 2004, public hearing. Also, the applicant was advised that a \$250.00 deferral fee must be paid prior to the Commission's September hearing.

Applicant (6/29/04):

The deferral fee was paid.

Staff, Applicant, Area Residents, and Bermuda District Commissioner (9/8/04):

A meeting was held to discuss the applicant's request. This was the third meeting held with area citizens and the Bermuda District Commissioner to discuss the request and proposed proffered conditions. Citizens expressed concerns relating to the compatibility of the proposed townhouse development with single family residential uses in the Arbor Landing and Bel Arbor developments.
